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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE, ASSISTANT DIRECTOR,TIRUVANNAMALAI DISTRICT.

Present: Thiru.P.Karthick Krishna. B.Plan., M.Plan.,

Roc.No.SWP/BPA/790765/2026/TVM

Sub : **Residential Building**- District Town & Country Planning Office - Tiruvannamalai District, Tiruvannamalai Taluk, Tiruvannamalai Corporation, Athiyandhal Village - Survey No. 24/12 and Site Extent of 1250.00 Sq.m & the FSI Area of the Building – 3122.65 Sq.m & Consist of Stilt + 5 Floors - To construct a the Affordable Housing Building (Residential) - Granting technical clearance / permission for construction –Order issued – Reg.

Ref : 1) Applicant Sakthi Property Developers India Private Limited Represented by Mr. G.T.Balaji (Director), Application No. SWP/BPA/790765/2026, dated: 27.02.2026

2) This office letter dated: (Addressed to the Applicant for fee requested). dated:05.05.2026

3) Date of receipt of payment from Applicant Dated:06.05.2026

4) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.

5) G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012.

6) G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7) G.O.No.01, Department of Housing and Urban Development, Dated: 05.01.2021.

8) G.O.No.18, and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.

9) Circular of Commissioner of DTCP, Chennai No.4367/2019/PA2, Dated:07.03.2019 and 14.03.2019.

10) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, Dated: 16.04.2009.

11) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1, Dated: 27.06.2012.

12) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, Dated: 22.09.2017.

13) Circular of Commissioner of DTCP, Chennai Roc.No.14227/ 2017/CP, Dated: 14.12.2017.

15) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.

16) Joint Director Of Agricultural Department, Tiruvannamalai District Letter No: E2/2483/2026, Dated : 02.03.2026

17) The District Officer, Fire Department, Tiruvannamalai, Letter PP NOC No: 8700/NOC/NMSB/2026, Dated: 18.03.2026

18) The Commissioner, Tiruvannamalai Corporation Letter No.2148/2026/F2, Dated: 09.04.2026 (Road Certificate)

ORDER:

Tiruvannamalai District, Tiruvannamalai Taluk, Tiruvannamalai Corporation, Athiyandhal Village - Survey No. 24/12 and Site Extent of 1250.00 Sq.m & the FSI Area of the Building – 3122.65 Sq.m & Consist of Stilt + 5 Floors - To construct a the Affordable Housing Building (Residential) Site Approval under **earmarked "A to F"** with also Building Plan Technical Clearance No:**BP/AD-DTCP (TVM)NO:23/2026.**

In accordance with the letter cited in Reference 18th, it is observed that the proposed residential building site at Survey No. 24/12 has access via a 9m wide bitumen (tar) road located in Survey No. 24/1. Consequently, since the requirements of Rule 35(b) of the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019 have been satisfied, approval is hereby granted.

Total Site Area as per plan 1250.00 Sq.m

Proposed Commercial Building Floor area Details:

Description of Proposed Building	F.S.I Area in Sq.m	Non F.S.I Area in Sq.m	Total Built-up Area in Sq.m
Stilt Floor	-	671.48	671.48
First Floor	624.53	46.95	671.48
Second Floor	624.53	46.95	671.48
Third Floor	624.53	46.95	671.48
Fourth Floor	624.53	46.95	671.48
Fifth Floor	624.53	46.95	671.48
Terrace Floor	-	29.22	29.22
Grand Total	**3122.65**	**935.45**	**4058.10**

FSI = 3122.65/1250.00 = 2.50 < 3.00

Two Wheeler parking - 60 Nos

Special Conditions:

1. Conditions stipulated in the Fire NOC cited in the reference 17th issued by District Fire officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Technical clearance is issued subject to the condition that the applicant/developer and also the architects/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

4. On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.

5. Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed. For grant of technical clearance/project clearance among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. There by to the applicant as a first step It is seen whether there is a right to develop. Any person who wishes to purchase the property, to the applicant the ownership of the property should be confirmed separately. And if any other individual claims over it. It can be resolved before a court of competent jurisdiction. The Department of Housing and Urban Development is not the appropriate body to decide this.

6. The location of constructions is visible to the general public Area ratio as per development control rules on the board (FSI), openings (setback), parking and so on.

7. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority.

8. The Commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new building as a public building ensure that necessary provision have been made in the building plan for the installation of closed circuit television unit in the manner as prescribed in TNCDBR -2019 class-65.

9. As per G.O.79, Housing and Urban Development, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

   Head of Account: 0217 Urban Development –
   60 other Urban Development Schemes –

800 her Receipts – As Receipts under 1
Land Use Conversion Charges–27
Non Taxation fees – 09 collections (DPC: 0217-60-800-AS 22709)

Conditions:

1) Solar Water heating system for proposed Residential Building construction should be set up.
2) Parking area as intended in the map It should be used for same purpose.
3) The openings shown on the plot shall be positioned accordingly.
4) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.
5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
10) The Proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974. Due permission should be obtained regarding evacuation.
12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016.

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

Fees Paid Details

Scrutiny Fees (online) -Rs. 8708/-, Dated: 27.02.2026

Scrutiny Fees (offline)	-Rs. 1500/-,	Dated: 07.05.2026
OSR Fee	- Rs. 25000/-,	Dated: 05.05.2026
Centage Charges for Land	-Rs.300/-,	Dated: 06.05.2026
Centage Charges for Building	-Rs.27000/-,	Dated: 06.05.2026
Infrastructure and Amenities Charges	-Rs.588440/-,	Dated: 06.05.2026
Completion Certificate Charges	-Rs.43752/-,	Dated: 06.05.2026
Security Deposit	- Rs.294220/-	Dated: 06.05.2026
Display Board Charges	-Rs. 1500/-,	Dated: 06.05.2026
Development Charge for land	- Rs.2500/-,	Dated: 06.05.2026
Development Charge for Building	-Rs.32520/-,	Dated: 06.05.2026
Shelter Charges	- Rs.287/-,	Dated:06.05.2026

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

To,
The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai Taluk,
Tiruvannamalai District.

Copy To.

Sakthi Property Developers India Private Limited
Represented by Mr. G.T.Balaji (Director),
New Door No.26, Old Door No.18
Loganathan Nagar 2nd Street,
Choolaimedu
Chennai - 600094

Signature valid
Signed by: Assistant Director
Location:Tiruvannamalai
Date:2026.05.08 18:14:38

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.